



35 Tulip Way.  
Leekbrook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 35 Tulip Way.

Leekbrook  
ST13 7AX

- \* This substantial five bedroom detached family home is situated on the popular Wardle Gardens development just on the outskirts of the town.
- \* The property offers spacious accommodation arranged over three floors and benefits from Upvc double glazing and gas fired central heating.
- \* Located in a superb semi-rural position at Leekbrook, between the very popular Staffordshire Moorlands market town of Leek and the nearby village of Cheddleton.
- \* The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley railway runs near the development. In fact, popular walking trails pass by, so walking through the scenic surroundings can be done without any car travel at all.
- \* Accommodation briefly comprises: Entrance Hall with Cloakroom off, Living Room with double doors opening to the rear garden and Dining Kitchen with underfloor heating. The first floor is the Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom. To the second floor are two Bedrooms and a Jack and Jill Shower Room.
- \* The second floor could be ideal as a self contained area for possible working from home or children's bedrooms if so desired.
- \* Externally is an enclosed rear garden laid mainly to lawn with water feature and detached double garage and ample off road parking for two vehicles.
- \* An ideal family home that is offered For Sale with No Upward Chain involved.

Offers In The Region Of £369,000



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Leek - 01538 383344



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# General Information

**Entrance Hall**  
Radiator. Stairs off. Covings.

**W.c**  
W.c. Wash basin. Radiator.

**Living Room**  
Radiator x 2. Double doors to rear. Covings.

**Kitchen / Diner**  
Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above. Electric oven and grill. Tiled floor with underfloor heating. Radiator. Double doors to rear. Covings. Plumbing points x 2. Storage cupboard.

## First Floor

**Landing Area**  
Stairs off. Airing cupboard. Radiator. Loft access (loft boarded).

**Master Bedroom**  
Radiator.

**En-Suite**  
Shower cubicle. W.c. Wash basin. Tiled floor with underfloor heating.

**Bedroom**  
Radiator.

**Bedroom**  
Radiator.

**Bathroom**  
Bath with feeder shower. W.c. Wash basin. Radiator.

## Second Floor

**Landing Area**  
Radiator. Loft access.

**Bedroom**  
Radiators x 2. Access to:

**En-Suite**  
Double shower cubicle. W.c. wash basin. Radiator. Access to:

**Bedroom**  
Radiator x 2.

**Outside**  
Externally is an enclosed rear garden laid mainly to lawn with water feature, shed and detached double garage and ample off road parking for two vehicles.



Total Area: 169.1 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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